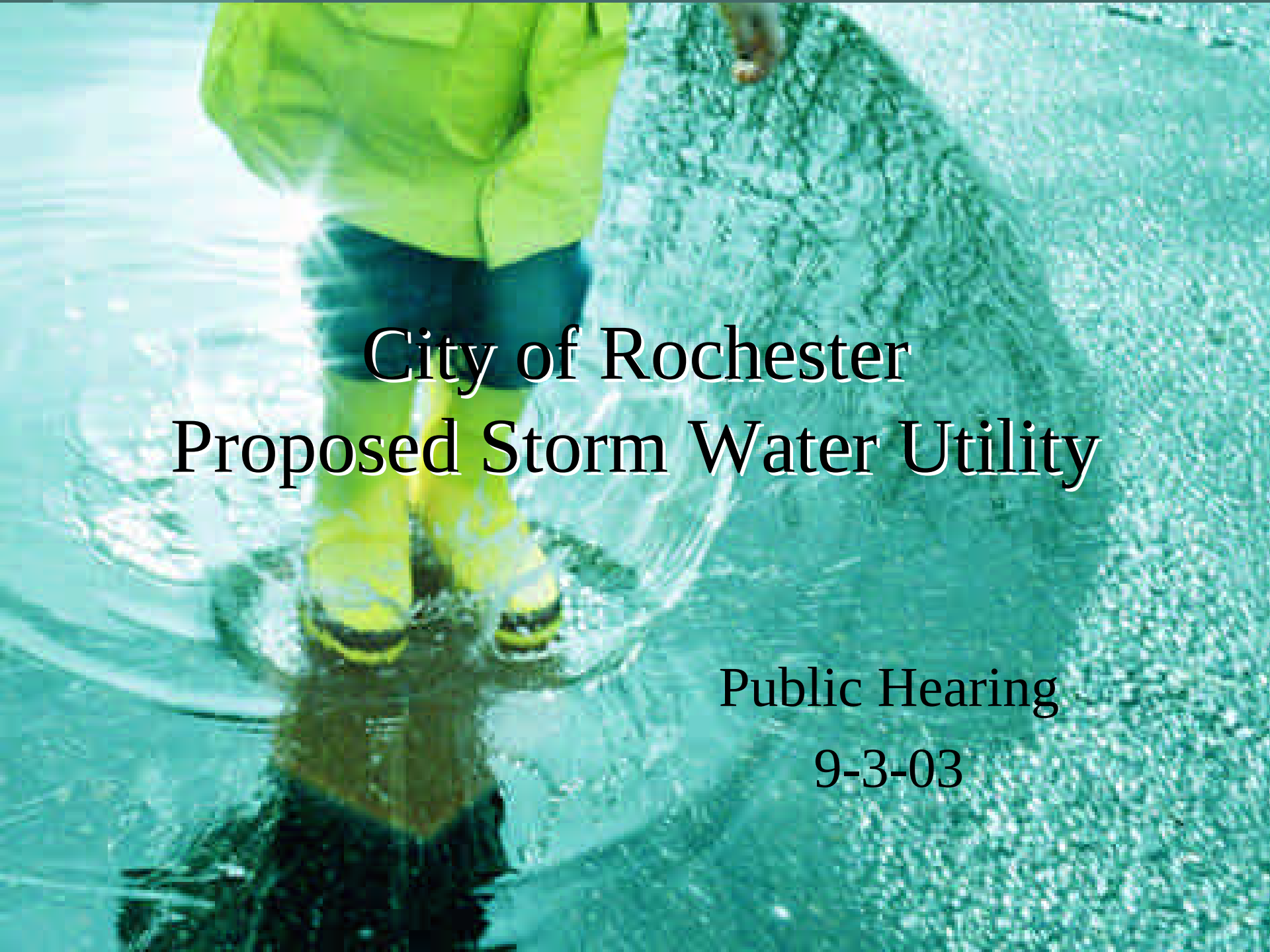


City of Rochester
Proposed Storm Water Utility

Public Hearing

9-3-03

PROCESS TO DATE:

- Consider funding alternatives
- Create Utility structure with equitable Fee formula
- Prepare draft ordinance
- Prepare draft Credit Manual
- Seek public input

- -

- Adopt SWPPP for Phase II storm water permit (5/3/03)

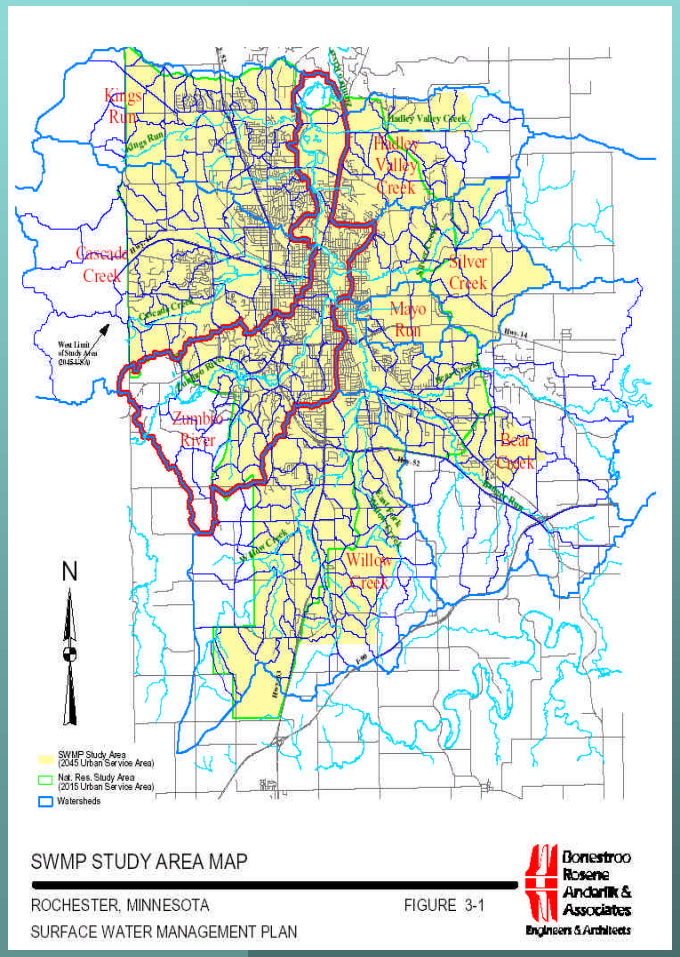
Utility Project Goals

- **Create a funding source that is:**
  - **Equitable for all those who use and benefit from the storm water management system**
  - **Sufficient to fund storm water management activities, including the new Phase II storm water permit requirements**
  - **Dedicated to storm water management activities**

1st: What makes up our storm water management system?

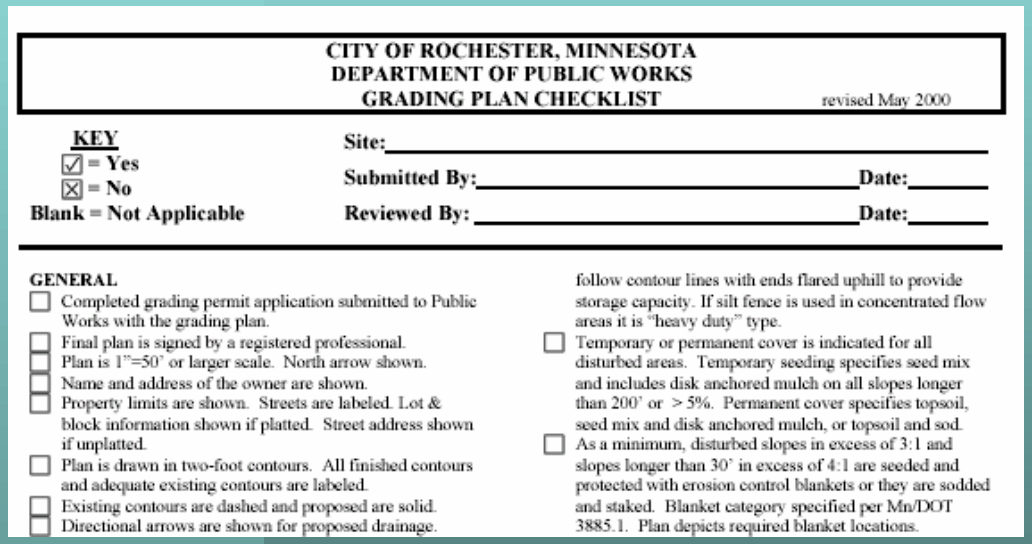
- 780 lane miles of streets with curb and gutter,
- 280 miles of storm sewer pipe,
- 6,200 storm sewer catch basins,
- 2,500 storm sewer manholes,
- 20 bridges and box culverts,
- 130 storm water ponds and lakes,
- 65 miles of creeks and rivers,
- Plus uncounted outfalls, culverts and miles of open road ditches and natural ravines.

2nd: What have we been doing for storm water management?



Storm water management planning to control post-construction run-off…street sweeping for pollution control…

What have we been doing?



CITY OF ROCHESTER, MINNESOTA
DEPARTMENT OF PUBLIC WORKS
GRADING PLAN CHECKLIST revised May 2000

KEY
☑ = Yes
☒ = No
Blank = Not Applicable

Site:_____
Submitted By:_____ **Date:**_____
Reviewed By:_____ **Date:**_____

GENERAL

- ☐ Completed grading permit application submitted to Public Works with the grading plan.
- ☐ Final plan is signed by a registered professional.
- ☐ Plan is 1"=50' or larger scale. North arrow shown.
- ☐ Name and address of the owner are shown.
- ☐ Property limits are shown. Streets are labeled. Lot & block information shown if platted. Street address shown if unplatted.
- ☐ Plan is drawn in two-foot contours. All finished contours and adequate existing contours are labeled.
- ☐ Existing contours are dashed and proposed are solid.
- ☐ Directional arrows are shown for proposed drainage.

follow contour lines with ends flared uphill to provide storage capacity. If silt fence is used in concentrated flow areas it is "heavy duty" type.

- ☐ Temporary or permanent cover is indicated for all disturbed areas. Temporary seeding specifies seed mix and includes disk anchored mulch on all slopes longer than 200' or > 5%. Permanent cover specifies topsoil, seed mix and disk anchored mulch, or topsoil and sod.
- ☐ As a minimum, disturbed slopes in excess of 3:1 and slopes longer than 30' in excess of 4:1 are seeded and protected with erosion control blankets or they are sodded and staked. Blanket category specified per Mn/DOT 3885.1. Plan depicts required blanket locations.

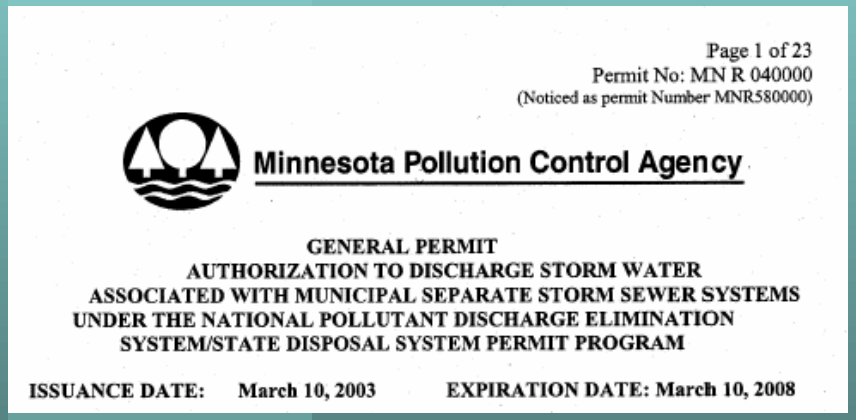
…grading plan review to protect existing development from drainage infringement by new development…cleaning, inspecting, maintaining and replacing catch basins and storm sewers…

What have we been doing?

…inspection of construction sites to identify and correct erosion problems…construction of water quality and quantity control structures like regional storm water ponds…inspection and maintenance of public storm water ponds.

3rd: What is the future of storm water management?

All that we have been doing, PLUS…



Page 1 of 23
Permit No: MN R 040000
(Noticed as permit Number MNR580000)

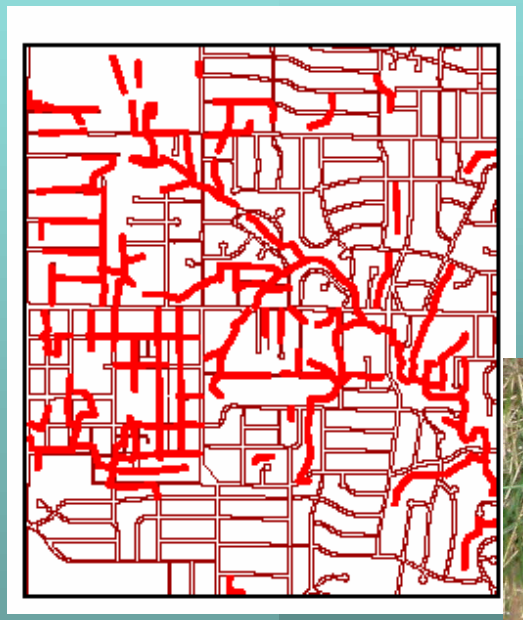
Minnesota Pollution Control Agency

GENERAL PERMIT
AUTHORIZATION TO DISCHARGE STORM WATER
ASSOCIATED WITH MUNICIPAL SEPARATE STORM SEWER SYSTEMS
UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION
SYSTEM/STATE DISPOSAL SYSTEM PERMIT PROGRAM

ISSUANCE DATE: March 10, 2003 EXPIRATION DATE: March 10, 2008

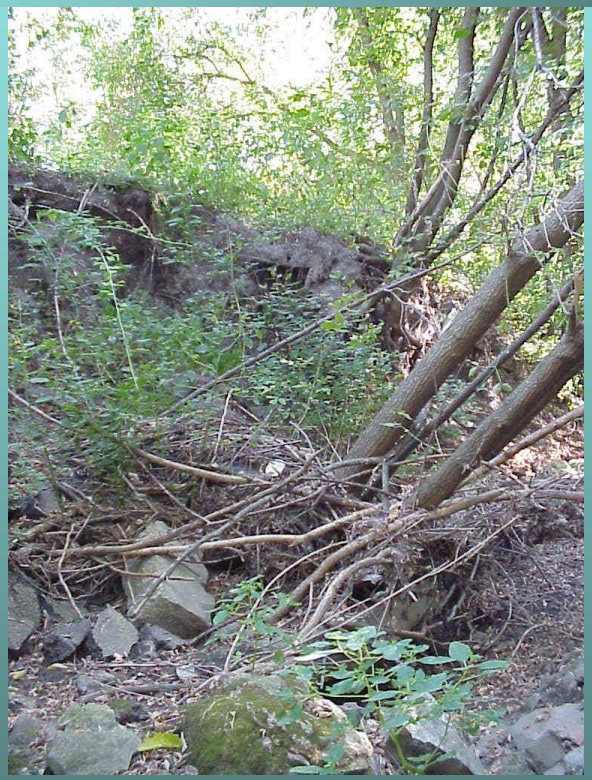
ONGOING compliance with the new Storm Water Permit requirements, including record keeping and reporting…inspection, maintenance and replacement of storm water outfalls…

What is the future?



…system mapping…public education…public participation…

What is the future?



Rochester Code Of Ordinances

…materials management for pollution prevention…stabilization of highly erodible creeks and drainage ways…development and enforcement of ordinances…

What is the future?

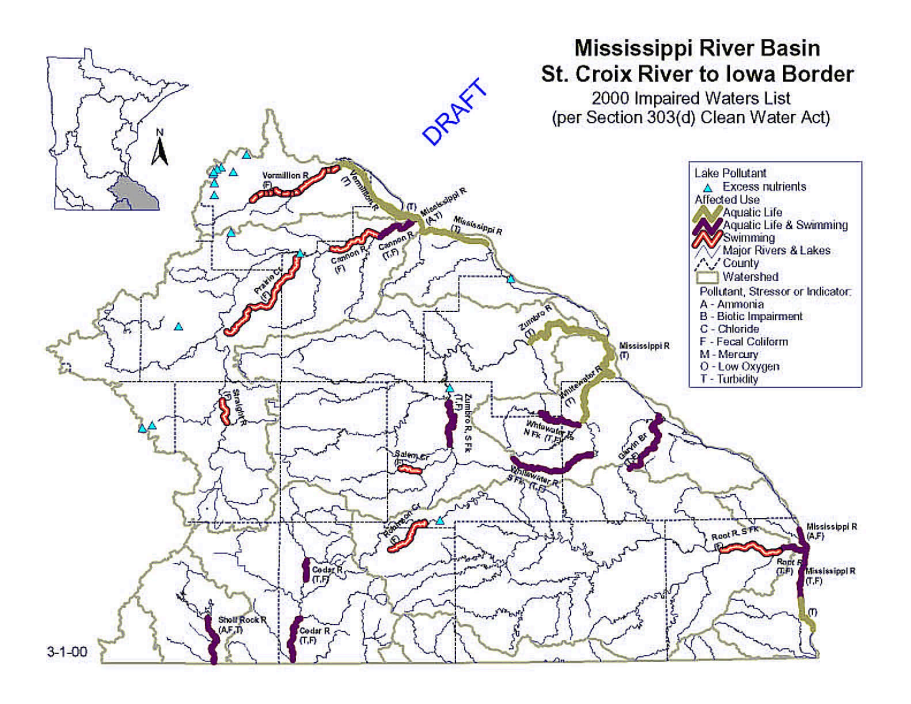
…response to citizen inquiries, violations reports, and complaints, like illegal dumping in ravines…detection and elimination of illicit discharges to the storm water system…

What is the future?

…fixing unaddressed historical and emerging storm water drainage and pollution problems throughout the City…


2003 5 20

What is the future?



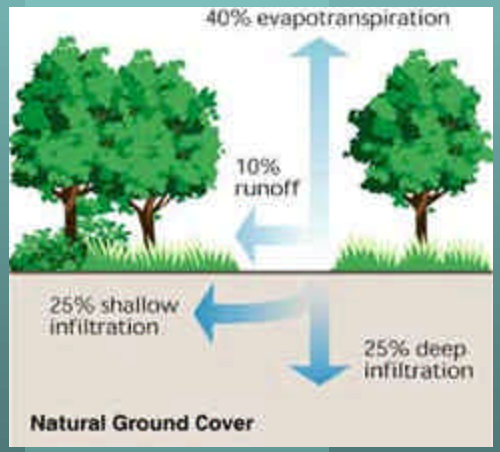
…and any other storm water management activities needed to reverse the impairment status of our surface waters under the Maximum Extent Practicable standard of the permit.

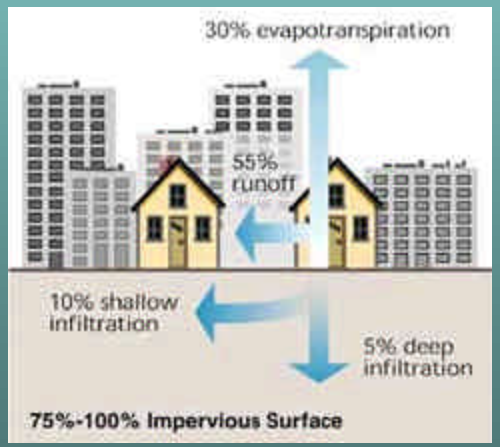
Storm Water Permit Program Targets

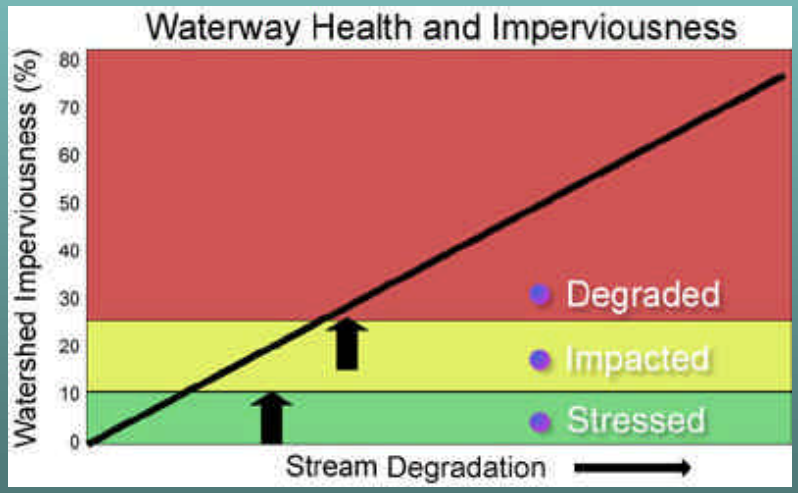
- Phased approach
- Conservative program and budget
- Reasonable progress to meet permit goals
- Similar level of effort to other cities, but addressing Rochester-specific conditions
- Avoidance of fines or lawsuits for non-compliance

How was the Fee determined?

- **Based on the amount of impervious surface, which is directly related to water quality impacts.**

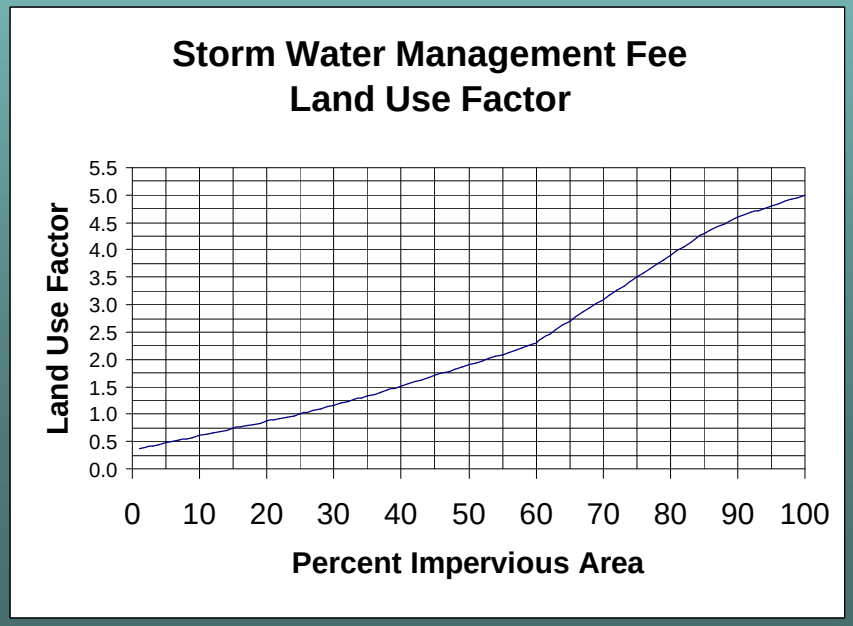






How was the Fee determined?

NEXT: identify the Land Use Factor associated with each parcel's % impervious area. (The LUF curve represents the storm water management system costs as modeled in the Storm Water Management Plan.)



How was the Fee determined?

The same equation was used for ALL developed residential and non-residential properties; regardless of tax status.

FEE = LUF x parcel size x storm water unit rate

NOTE: The Storm Water Unit Rate is set by Council Resolution, at a later date.

How was the Fee determined?

27,000 RESIDENTIAL PARCELS (single family homes, duplexes, *and* townhouses) - used an average impervious area (25%) and parcel size (0.235 acres).

4,000 NON-RESIDENTIAL PARCELS – used individually measured impervious areas and parcel sizes, because they are more variable.

A Fee is more equitable than a tax.

Fee Equity

-Percent impervious area reflects impact on storm water system
-Property tax is related to property value, NOT storm water impact

Representative parcels

These 3 examples all have equal storm water system impact

Example Representative Property Values	1 Story House Property Value- $140,000	≠	2 Story Office Property Value- $400,000	≠	10 Story Clinic Property Value- $1,000,000

Property values are not equal and do not relate to storm water impact

Fee Corrections Process Established

IDENTIFY THE PROBLEM

- Incorrect classification of the property
- Errors in the parcel's % impervious area
- Incorrect parcel size (must be fixed by the County assessor)
- Multiplication errors occurred while calculating the Fee
- Billing for un-owned parcels
- Missed billing for owned parcels
- Incorrect mailing address

Fee Corrections Process Established

COMPLETE A FEE CORRECTION REQUEST FORM

- Provide customer information and information to explain and correct the error.
- If the impervious area is incorrect, a professionally certified correction will be needed.

MAIL THE FORM TO ROCHESTER PUBLIC WORKS

- Evaluation within 30 days
- Decision can be appealed to the Council

Fee Credit Opportunities – for private activities providing a public benefit

- 7 Credit categories provide diverse opportunities for non-residential customers to reduce their Fee
- The activities MUST provide substantial benefit to our storm water system and permit program
- Ongoing maintenance, site access, and annual self-reporting are required to sustain the Credit.
- Comments on draft credit manual accepted until 9/19/03
- Found at www.rochestermn.gov/stormwater

Fee Credit Options

Options 1-6: Max Credit Capacity = 30%

1. **Integrated Non-Structural BMP Credit (max 10%)**
2. **NPDES Industrial Storm Water Permit Credit (max 5%)**
3. **Other Non-Structural BMP Credit (max 5%)**
4. **Conveyance Credit (max 10%)**
5. **Storm Water Quality Control Structural BMP Credit (max 15%)**
6. **Storm Water Run-Off Rate Reduction Structural BMP Credit (max 15%)**

Fee Credit Options

Option 7: Max Credit Capacity = 70%

7. Storm Water Volume Control Credit (max 70%)

(Structural and/or Preservation Credit)

Total Storm Water Credit = (Options 1 – 6) + Option 7

NOTE: If 100% Credit is achieved, the minimum per parcel Fee = Residential Fee

Proposed Budget

Operating Costs	**$1.75 million (SWU Fee)**
Capital Investment	**$0.5 million (developer Charges)** **$1.25 million (SWU Fee)**
TOTAL	**$3.5 million**

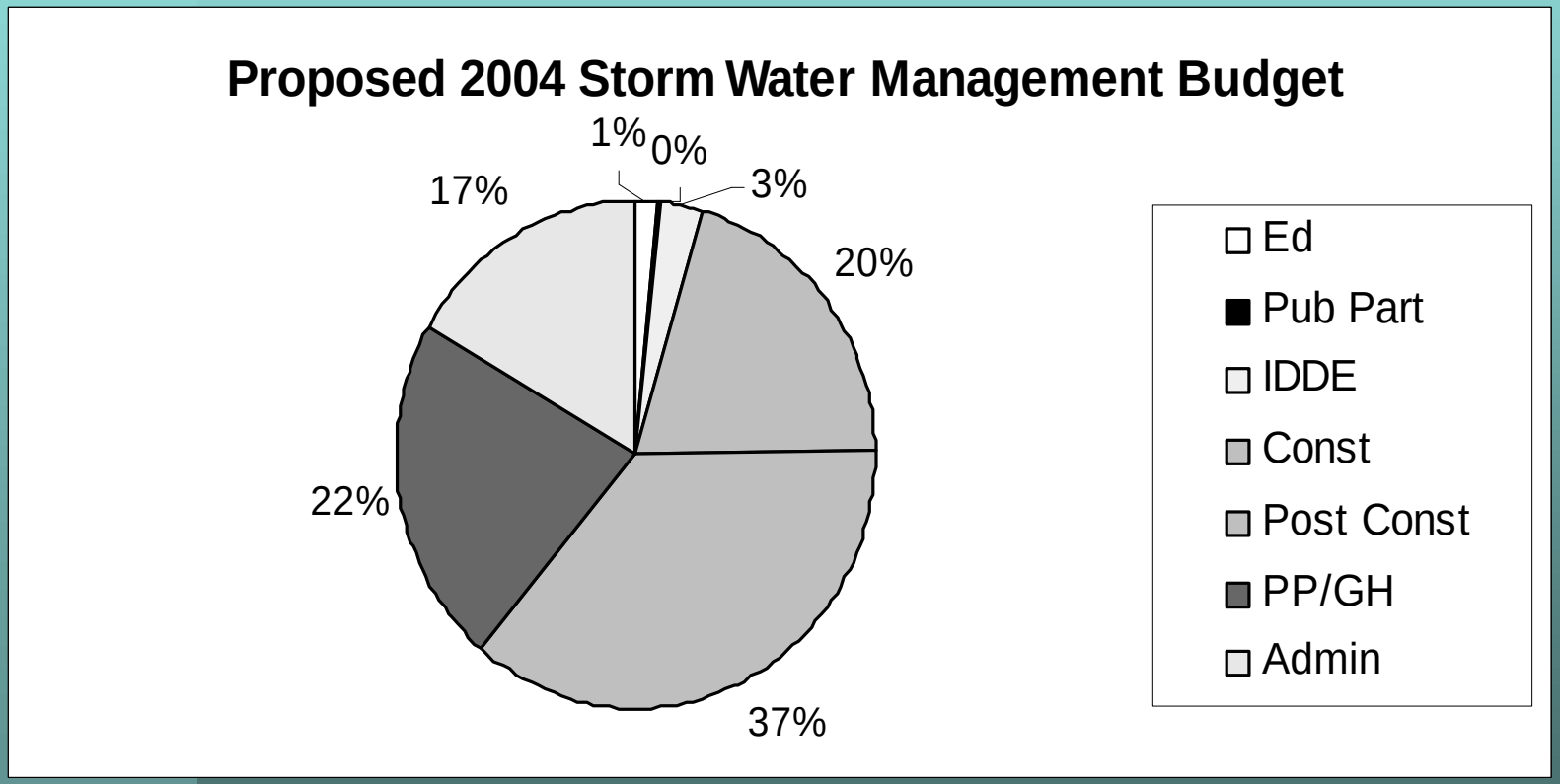
Proposed Budget for existing activities

- Storm Water Management Planning ($8,000)
- Street Sweeping ($616,750)
- System Maintenance ($155,467)
- Major Drainage Way Stabilization ($250,000-CIP)
- Regional Pond Network Construction ($1,000,000-CIP)
- Grading and Drainage Plan Review ($125,910)
- Construction Site Inspection ($79,889)

Proposed Budget for new activities

- Public Education and Participation ($46,682)
- Construction of Water Quality/Quantity Controls ($500,000-CIP)
- Illicit Discharge Detection and Elimination ($40,982)
- Storm Water Management System Mapping ($42,876)
- Update and Enforce Storm Water Ordinances ($28,715)
- Pollution Prevention and Good Housekeeping Activities ($5,743)
- Citizen Response ($11,486)
- Program Management -record keeping, reporting, billing, PILT ($587,500)

Proposed Budget –
breakdown by permit activity category



Proposed Schedule

City Council Meeting - September 3, 2003

Public Hearing

First Reading of the Ordinance

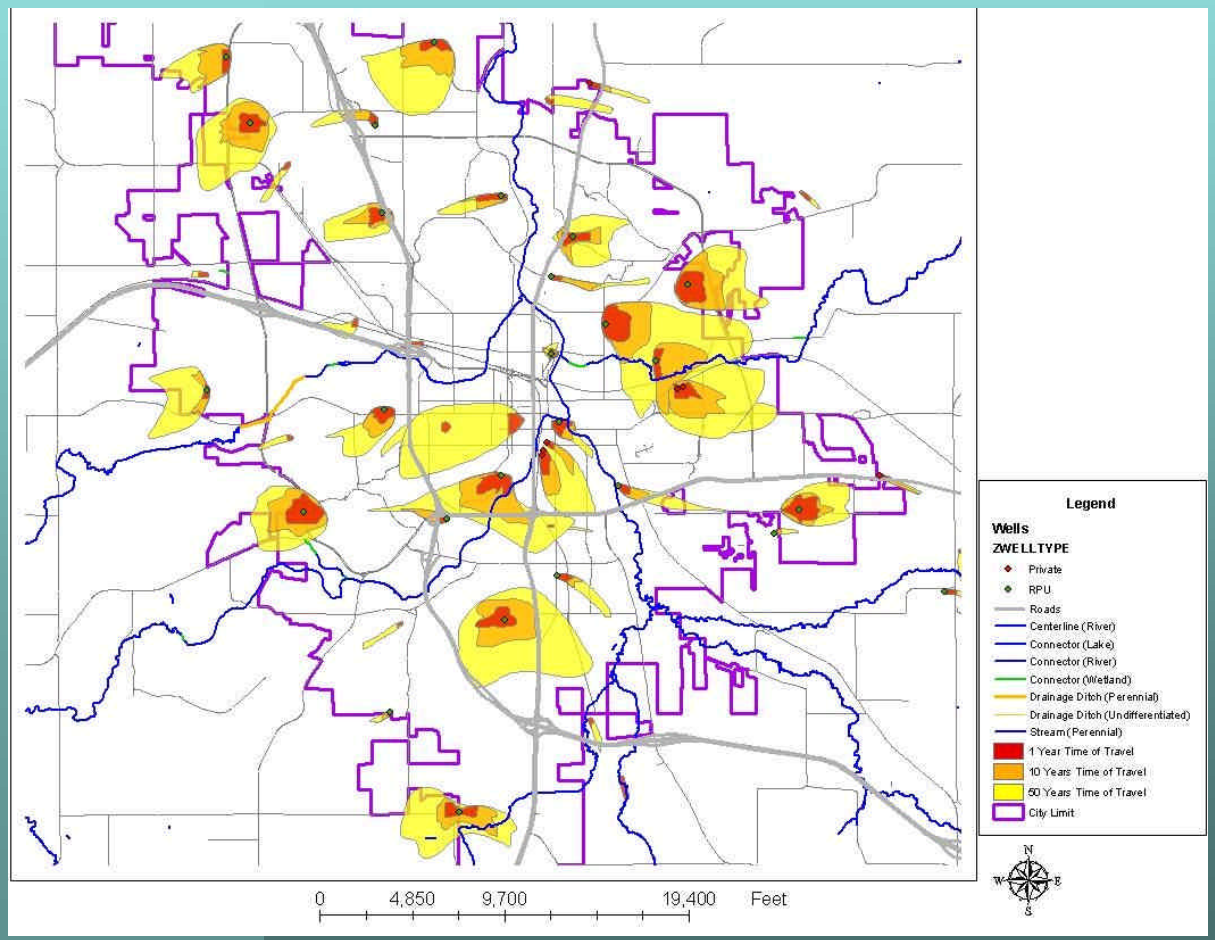
City Council Meeting - October 6, 2003

Second Reading of the Ordinance

Council Action to Adopt Ordinance and Fee Resolution

Effective Date of the Fee - January 1, 2004

Some final thoughts…



In our area, surface water and ground water are closely connected. Protecting either resource benefits the other.

Urban Storm Water Impacts - A Community Problem Needing a Community Commitment

"The significance of an ailment should not be measured by the inconvenience it causes at the time, but by what may come of it four or five years afterward."

Charles H. Mayo

Water must leave the City in as good a condition as when it entered it.